

**Exhibit C**  
**(Supporting Documents for Cure Amount)**

**IRELAND COMPANIES**

February 17, 2025

**Via FedEx**

Accounts Payable  
**Big Lots Stores, Inc.**  
 4900 E. Dublin Granville Road  
 Columbus, Ohio 43081-7651

**RE: Store # 5352**  
**Real Estate Tax & Insurance Reconciliation for 2024**

To Whom It May Concern:

Enclosed you will find a copy of the 2024 Real Estate and Insurance bills. The following calculation is the 2024 reconciliation amount due based on your prorata share:

2024 Real Estate Tax Amount:	\$55,119.44 (\$0.40/SF)
Tenant's Prorata:	0.293877
Tenant's Prorata Share of Real Estate Tax for 2024:	\$16,198.33
Tenant's Prorata Share of \$0.19/SF	<u>\$7,655.48</u>
Difference of Real Estate Tax:	\$8,542.85
Amount Paid by Tenant in 2024:	<u>(\$0.00)</u>
2024 Real Estate Tax Due:	\$8,542.85
2024 Insurance Amount:	\$174,123.35 (\$1.27/SF)
Tenant's Prorata Share:	0.293877
Tenant's Prorata Share of Insurance for 2024:	\$51,170.85
Tenant's Prorata Share of \$0.40/SF	<u>\$16,116.80</u>
Difference of Insurance:	\$35,054.05
Amount Paid by Tenant in 2024:	<u>(\$0.00)</u>
2024 Total Insurance Due:	\$35,054.05

**Total RE Tax and Insurance for 2024: \$43,596.90**

All amounts are due upon receipt. Please make your check payable to **IRELAND LAWRENCE, LTD.**, and send it to c/o Ireland Companies, 85 Weston Road, Suite 101, Weston, Florida 33326.

If you have any questions, please feel free to contact me at (305) 891-6806 ext. 301 or via email at [rita@irelandco.com](mailto:rita@irelandco.com)

Very truly yours,

**IRELAND LAWRENCE, LTD.**

Rita Elek



**Tresa Baker, CPA**  
**LAWRENCE COUNTY TREASURER**

111 South 4th St.  
 Ironton, Ohio 45638

**REAL ESTATE TAX BILL SECOND HALF 2023**

IRELAND LAWRENCE, LTD C/O MARIELA V ALMANZA  
 85 WESTON RD  
 WESTON FL 33326

FULL TAX RATE	REDUCTION FACTOR	EFFECTIVE TAX RATE	ACRES	CLASS
36.25	0.096409	32.755187	13.6600	426

DATE DUE

**7/26/2024**

Full Year Amount Due

**\$0.00**

Parcel Location

**367 CO RD 406**

Taxing District

**06 - FAYETTE TWP-DELTA S.D.**

Owner Name

**IRELAND LAWRENCE LTD A FLORIDA LIMITED  
 PARTNERSHIP**

Legal Description

**KMART SHOPPING CENTER LESS .79,.59 BAL  
 13.66AC**

100% Appraised Value

LAND	\$3,266,400.00
BUILDING	\$1,539,940.00
<b>TOTAL</b>	<b>\$4,806,340.00</b>

35% Taxable Value

LAND	\$1,143,240.00
BUILDING	\$538,980.00
<b>TOTAL</b>	<b>\$1,682,220.00</b>

CAUV Savings

CAUV Value

**\$0.00**

Homestead Reduction Value

**\$0.00**

Tax Bill Calculation		Tax Distribution	
Gross Full Year Tax	\$60,980.48		
Tax Reduction	-\$5,879.04		
Non-Business Credit	\$0.00		
Owner Occupancy Credit	\$0.00		
Homestead Reduction	\$0.00		
Net Full Year Tax	\$55,101.44		
Net Half Year Tax	\$55,101.44		
Special Assessment	\$18.00		
Delinquent Assessment	\$0.00		
Assessment Penalty	\$0.00		
Delinquent Real Estate	\$0.00		
Real Estate Penalty	\$0.00		
Contract Amount			
CAUV Recoupment	\$0.00		
Payment/Escrow	-\$55,119.44		
<b>Total Tax Due</b>	<b>\$0.00</b>		

Your Cancelled Check Is A Valid Receipt



**Tresa Baker, CPA**  
**LAWRENCE COUNTY TREASURER**

**Return This Portion With Your Payment**  
**REAL ESTATE TAX BILL SECOND HALF 2023**

Parcel Number

**06-100-9900.000**

**DUE DATE (Pay by to avoid 10% Penalty)**

**7/26/2024**

Owner Name

**IRELAND LAWRENCE LTD A FLORIDA LIMITED  
 PARTNERSHIP**

Mail Address

**85 WESTON RD  
 WESTON FL 33326**

Full Year Amount Due

**\$0.00**

Parcel Location

**367 CO RD 406**

**Send Payment To: Tresa Baker, CPA,**

**LAWRENCE COUNTY TREASURER,  
 111 South 4th St., Ironton, Ohio 45638**

**CASH** ☐ **CHECK** ☐ **M.O.** ☐ **C.C.** ☐ **A.C.H.** ☐ **ONLINE** ☐

**NOTICE:** You may pay your taxes online at <https://lawrencecountytreasurer.org>





# INVOICE

## Tanenbaum Harber Of Florida

2900 SW 149<sup>th</sup> Ave, Suite 100  
 Miramar, FL 33027  
 954-883-2900  
 954-517-7400

INVOICE # 126231  
 DATE: 1/1/24

POLICY # MGL0199099

TO Insured: Ireland Lawrence, Ltd.  
 85 Weston Road, Suite 101  
 Weston, FL 33326  
 Customer ID: 870664

EFFECTIVE DATE	TYPE OF POLICY	DESCRIPTION	ANNUAL PREMIUM
1/1/2024 - 12/31/2024		Coverage: Property & General Liability  Location: 367 County Road 406 South Point, OH 45680	\$174,123.35

Make all checks payable to Tanenbaum Harber Of Florida

# Transaction Record



**TRACKING NO.:**  
772103071768

**SHIP DATE:**  
Feb 17, 2025

**ESTIMATED SHIPPING CHARGES:**  
33.17 USD

## From address

**Corporate Office**  
Ireland Companies  
85 Weston Road  
Suite 101  
33326 FL WESTON  
US  
Phone: 3058916806

## To address

**Accounts Payable**  
Big Lots Stores, Inc.  
4900 E. Dublin Granville Road  
430817651 OH COLUMBUS  
US  
Phone: 3058916806  
Phone extension: 301

## Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	0.10 lb			n/a
<b>Packaging type:</b> FedEx Envelope		<b>Service:</b> FedEx Priority Overnight	<b>Pickup / drop-off type:</b> I have already scheduled a pickup at my location	

## Billing information

Bill transportation cost to: \*\*\*\*\*520  
Bill duties, taxes and fees to:  
Your reference: LAW

P.O. No.:  
Invoice No.:  
Department No.:

**Please note:** This transaction record is neither a statement nor an invoice, and does not confirm shipment tendered to FedEx or payment. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.